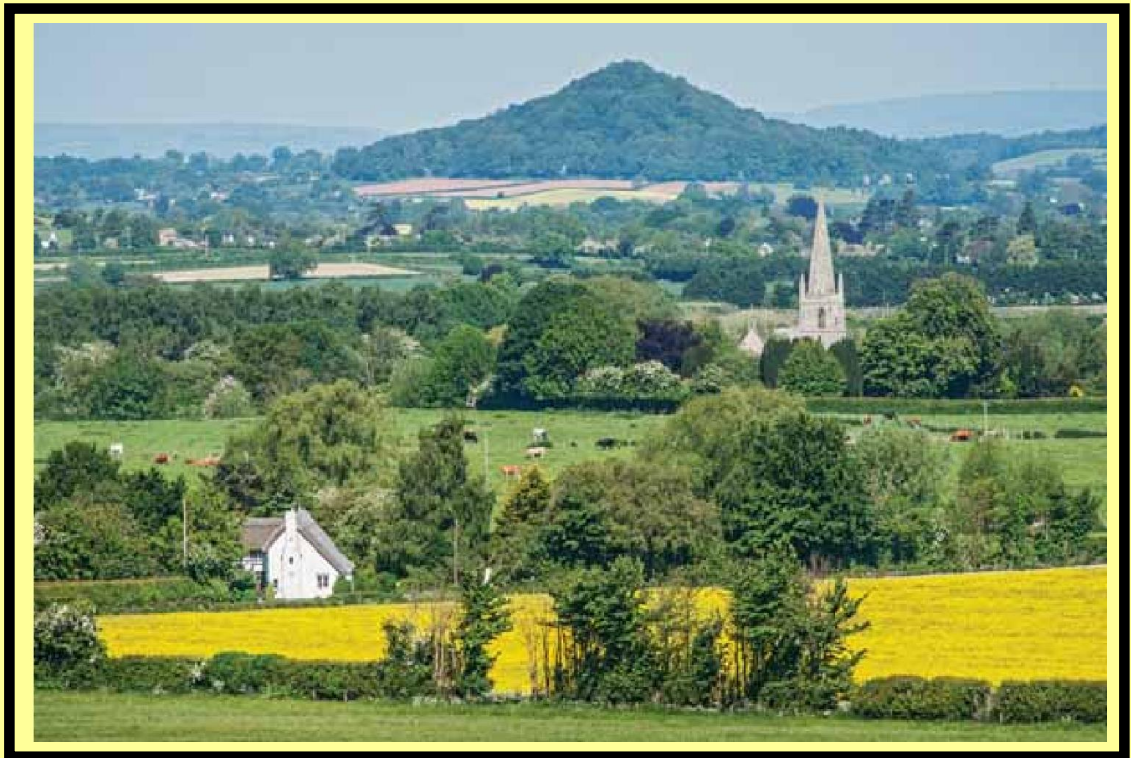


Marden Neighbourhood Development Plan



Acknowledgements

Marden Parish Council

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1 The Vision for Marden in 2031

- 1.1 Our Neighbourhood Development Plan sets out the vision for the area that reflects the thoughts and feelings of local people with a real interest in their community.

By 2031 Marden will have grown proportionally and will remain a rural parish and village. It will continue to have a strong sense of identity and have a vibrant village centre. The smaller surrounding hamlets and the countryside will have been protected from over-development.

Marden will have a mix of open market and affordable housing, of high quality, sustainable homes satisfying all needs and age ranges. The nature and scale of housing and commercial development will have enhanced our rural appearance, feel and identity and protected the countryside. Necessary services – retail, service, school, community, care, sport & leisure, a dedicated multi-use community centre, public transport etc. – will be provided and supported locally. There will be opportunities for working from home as well as locally, in activities that positively enhance our natural environment. Continuing agricultural and other business activities in the Parish will also enhance our natural and built environment. Access to the countryside will be improved and enhanced to support exercise, health and wider wellbeing.

- 1.2 Our Neighbourhood Development Plan sets out positively how we will achieve this Vision and how the parish will change over the Plan period (2015-2031) and beyond. To ensure we achieve this, our Plan includes policies on housing, community and leisure facilities, employment, improvements to transport, heritage and environment.

2 Introduction and Background

- 2.1 Taking advantage of the new powers available to parish councils, granted through the Localism Act 2011, the Marden Parish Council applied to be designated as a neighbourhood planning body for the parish area, (see Figure 1). Neighbourhood planning status was approved by Herefordshire Council in October 2013.
- 2.2 Marden is one of the largest civil parishes in Herefordshire which covers 1,396 hectares. Marden Parish includes a number of hamlets including Burmarsh, Urdimarsh, The Vauld, Venn's Green, The Vern and Litmarsh, with further housing scattered around the parish. Marden village is situated about a mile east of the main A49 Hereford-Leominster road some six miles north of Hereford.
- 2.3 The village of Marden is the main settlement in the Parish, and contains a range of services. Most of the housing is concentrated around the triangle of roads of Paradise Green and Walkers Green.
The current local facilities within the Parish include: a Post Office and general store; hairdresser and beautician; Minimarket; a chiropodist; and two public houses.
- 2.4 The population of the parish is 1,302 residents living in 560 households (2011 Census). The density is 0.93 persons per hectare which is high in comparison to Herefordshire generally (at 0.8 persons per hectare).
- 2.5 Hereford and Leominster provide employment opportunities for residents, while others travel to Gloucester, Ledbury, Malvern, Worcester and further afield for work. There is a small industrial estate at Burmarsh. The S & A Group, a leading UK based grower, packer, importer, exporter and distributor of soft fruit and vegetables, is sited within the parish. There are also a number of micro-enterprises and self-employed residents in the parish. There are several small industrial units and a drinking water bottling plant. a number of guesthouses in the parish cater for visitors who wish to explore the surrounding countryside.
- 2.6 The Parish includes some areas of ancient woodlands. Other areas of the parish are at risk of flooding as shown on the map at Appendix 1. There are currently 54 Listed Buildings within the Parish. A complete list is provided in Appendix 2.
- 2.7 The origin of the Marden Parish name is buried deep in the mists of time; Marden was an "Enclosed settlement in Maund". A settlement has existed in this area since before A.D.782, as a camp of Caractacus and afterwards was the residence of the Mercian Kings.
The District name may have meant, "place at the hollows" from the old English *maga* = *stomach* or else represents a Celtic name *magnis* = *place at the rocks* which is the same as the Roman name for Kenchester. The Domesday Book Records show the name *Maurdine*, which in the 12th

century became *Magewurdin*. At some time, the Parish was a part of a Royal Manor and was ceded to Queen Katherine of Aragon by King Henry VIII.

- 2.8 Agriculture has seen a change in recent years. Marden was once the home of the famous Vern herd of white-faced Hereford cattle bred by Captain R. S. De Q. Quincey, who had a great influence on the development of the breed. Hopfields, which covered many acres of land throughout the parish, have now gone and with them the happy hop-picking days that once kept the villagers and pickers from the Rhondda Valley busy in the autumn. As well as arable crops such as wheat and oats some orchards still remain, but the biggest development has been that of a large soft fruit and vegetable enterprise on the edge of the village, which gives full and part time work for locals and for a large number of seasonal workers.
- 2.9 Education was promoted in Marden in 1610 by the generosity of a wealthy widow, Jane Shelley. She established an educational foundation with the object of assisting the poor and needy children. Students today still benefit from the trust, and the old thatched schoolhouse, now privately owned, can be seen at the Sutton Walls approach to the village. The original village school, a pleasant Victorian building built in 1874, finally closed its doors in April 1994, when the long awaited new school and community hall opened. The school gained Academy Status in 2014 and currently takes 75-100 pupils up to the age of eleven years.
- 2.10 A new recreational area for the younger children has been provided on the playing field where football and tennis continue to thrive. Expansion of the play area is anticipated as funding becomes available.
- 2.11 There are three places of worship in the village. Marden Chapel, originally run by the Plymouth Brethren but now interdenominational. There is a small stone chapel at Amberley. It was once privately owned by Lady (Coutts) Lindsay of Amberley Court, but now goes with the living of Marden and the Church of St Mary the Virgin. This church is an old stone edifice in the Early English style with a square tower and spire. The church is situated on the bank of the river Lugg about a mile from the new centre of the village. The site is rather puzzling to the visitor until they learn that the original church was built over the traditional spot where St Ethelbert was first buried after being murdered in AD 794 by an officer of King Offa at the contrivance of the queen. A Holy Well, which is said to have sprung up at that time, can still be seen in the church today.
- 2.12 The river Lugg forms part of the western boundary of the parish and is well loved by fishermen. It is also the home of a mythical mermaid who is said to be holding down one of the church bells, which accidentally fell into the river. A walk along the riverbank may be rewarded with sightings of kingfisher, heron, sandpiper or sand martin and even the flowering rush in due season.

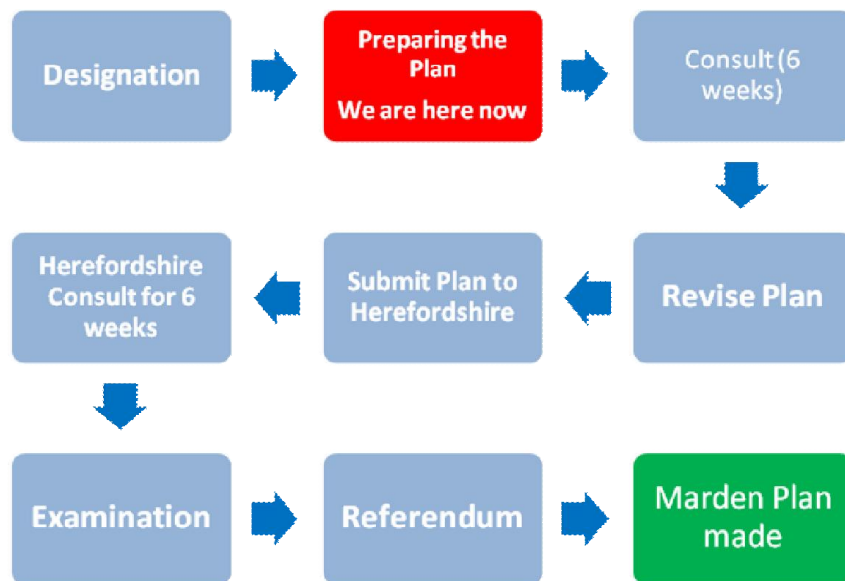
3 Why are we preparing a Neighbourhood Development Plan for Marden?

- 3.1 Neighbourhood Development Plans are a new part of the statutory development planning system. Local authorities, such as Herefordshire, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. Parish Councils can now as well, by preparing a Neighbourhood Development Plan.
- 3.2 Neighbourhood development plans, when complete, form part of the statutory development plan for an area. They will also be used to promote, guide and control what goes where and, importantly, will be used to help determine local planning applications.
- 3.3 The Parish Council decided that this was an important right to exercise, and applied to be designated a neighbourhood planning body for the whole area covered by the Parish. (See Figure 1). Herefordshire Council approved this application in October 2013. Since designation the Parish Council's Steering Group have been preparing this Draft Neighbourhood Development Plan. When the Plan is finalised, following consultation with parishioners, it will have enabled the people of Marden to have played a part in shaping the future of the parish.

4 Process of preparing the Plan

- 4.1 Neighbourhood Development Plans have to be prepared following a procedure set by government, see Figure 2. At the moment we are in the early stages of Plan preparation.

Figure 2 – The Neighbourhood Planning Process



- 4.2 This process includes a six week period of consultation with Marden Parish residents and businesses on the Draft Plan. Following revision of the Plan to take account of feedback from parishioners during the consultation, it will be submitted to Herefordshire Council. A further six week consultation by Herefordshire Council will take place. The Plan will then be submitted for Independent Examination and the process will culminate in a local referendum on whether the plan should be made part of the statutory development plan for Herefordshire. The full process is shown above in Figure 2. The Marden Neighbourhood Development Plan has now reached Draft Plan stage and this document is being consulted upon for six weeks.
- 4.3 We intend to reach referendum stage by July-August 2015, and have a final Neighbourhood Development Plan by September 2015.

5 National and county planning policy issues

- 5.1 The Marden Neighbourhood Development Plan must take account of national planning policy. This is, primarily, contained in one document the National Planning Policy Framework (NPPF).
- 5.2 This means our Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in Herefordshire’s Core Strategy. Therefore, our Neighbourhood Development Plan has been prepared to be in “general conformity” with Herefordshire’s existing and emerging planning policies.
- 5.3 Herefordshire Council’s strategic planning policy is contained in two key documents:
- The 2007 Herefordshire Unitary Development Plan (UDP). Our Neighbourhood Development Plan must be in “general conformity” with the UDP; and
 - The UDP will be replaced eventually by the Herefordshire Core Strategy. The Core Strategy has reached Independent Examination stage and is expected to be adopted in 2015. Until adopted our Neighbourhood Development Plan does not have to be in “general conformity” with the Core Strategy but does have to take account of emerging planning policy in this document.
- 5.4 The relevant policies are listed in Appendix 3.

6 Key issues for Marden Parish

- 6.1 An initial scoping questionnaire was undertaken by the Steering Group in March 2014 to identify the areas which the community considered should be brought forward into the Marden Neighbourhood Development Plan. However, although the questionnaire went to every household in the parish, the response rate was 8%. The results indicated the importance to residents of housing development and environmental issues. The analysis is shown in Appendix 4.
- 6.2 A second questionnaire was undertaken in September 2014, relating to possible modification of the Settlement Boundary. The consensus was that the existing Settlement Boundary should be retained as shown in Appendix 5. The response rate was 7.5%. The analysis of the questionnaire is shown at Appendix 5. Following this consultation, it was noted that the settlement boundary could not be kept in the form shown in the consultation. In addition it was noted that there were many areas within or adjacent to the settlement boundary that could be developed and therefore a decision was made to undertake a 'Call for Sites', which occurred in November 2014.
- 6.3 In November 2014, in preparation for finalising the Draft Plan, a third questionnaire was undertaken to obtain parishioners' responses to an option relating to the number of houses that might be built up to 2031. The consultation considered whether to maintain the numbers at the indicative target in Herefordshire Council's Core Strategy or accept that there will be a higher level of development. Based on the results, an acceptable level of development was felt to be between 40-100 additional houses to be built within or adjacent to the settlement boundary by 2031. The results of this consultation are given in full in Appendix 6.
- 6.4 Following the Call for Sites, 21 possible sites were submitted (see Appendix 7). Seven of the sites are within or adjacent to the settlement boundary and various options for allocating sites were considered. An Open Event was held on 10-11 January 2015 to gain residents views on the best option for allocating sites for development, to support the Vision and Objectives of the Plan. The report of the Open Event is shown in Appendix 8.
- 6.5 In 2011, the Marden Community Centre (now incorporated in the Marden Village Trust) undertook a consultation with the users of the Community Centre to try and address the problems of shared use of the Community Centre. This highlighted the lack of space and problems of too many users requiring access at the same time. An architect's plan of a possible new building to address this was commissioned. Although the siting of such a new build would now be changed from the original concept, the need for more community facilities continues to increase.
- 6.6 The results of all these community consultations were considered by the Steering Group when drafting this Neighbourhood Development Plan.

7 Objectives

7.1 To achieve our Vision for Marden in 2031 the Steering Group has identified the following objectives for the Marden Neighbourhood Development Plan.

OBJECTIVE 1 – To deliver a vibrant village centre through a level of housing growth that is proportionate to the size and scale of Marden village and the surrounding countryside so that it retains its rural character.

OBJECTIVE 2 – To ensure that housing development in the surrounding hamlets of Litmarsh, Burmarsh, The Vault and other hamlets is managed appropriately.

OBJECTIVE 3 – To ensure all new development is informed by best practices current at the time of development and is designed to be in keeping with the surrounding character of the parish while promoting a heterogeneous appearance.

OBJECTIVE 4 – To ensure that new housing is provided in a suitable range of tenures, types, sizes, affordability ranges and is flexible in usage so that local people of all ages can continue to live in the parish in a suitable home, whilst families are attracted to the area and local housing needs are met.

OBJECTIVE 5 – To ensure that Marden has the appropriate local and community facilities to support present demand, future projected growth and demographic change. Developments must make a positive and tangible impact on the range and availability of community facilities and infrastructure by creating a focal point for the village.

OBJECTIVE 6 – To welcome employment opportunities including working from home while ensuring current, new or expanded businesses within the parish are sympathetic to the environment or residential amenity.

OBJECTIVE 7 – To ensure that the natural and built environment of the parish is protected and enhanced for future generations through sustainable development by protecting key environmental and heritage assets (e.g. green spaces and landscapes, natural environment designations) and taking account of constraints.

8 Marden Neighbourhood Plan Policies

- 8.1 This section of the Marden Neighbourhood Plan sets out the policies that will be used to determine planning applications up to 2031, in order to achieve our vision and objectives.
- 8.2 Since 2007 housing growth has been managed by the policies H4 and H5 in the Herefordshire Unitary Development Plan.
- 8.3 These policies will eventually be replaced by new planning policy being prepared by Herefordshire Council in the emerging Core Strategy. This identified Marden as a main village within the Herefordshire Housing Market Area (HMA). Villages such as Marden in this HMA are identified for “on average” indicative 18% growth up to 2031. If Marden were to grow by the indicative 18% over this period, this would result in around 65 new homes. However, planning applications for housing that have been approved and/or built since 2011, of which there are 25 houses, are included within the target of 65.
- 8.4 This Neighbourhood Development Plan has been informed by the ‘Call for Sites’ and options consultation which have defined how much growth there should be in Marden, where that growth should be and when. The allocated sites are shown in Appendix 7.
- 8.5 **OBJECTIVE 1 – To deliver a vibrant village centre through a level of housing growth that is proportionate to the size and scale of Marden village and the surrounding countryside so that it retains its rural character.**

Technical Evidence

- 8.6 Policy H4 of the Herefordshire Unitary Development Plan identifies a list of settlements as main villages. The policy states that the provision of housing in the main villages will be restricted to sites within the identified settlement boundary, save for exception schemes (policy H10). Residential development will be permitted on both allocated and windfall sites within these boundaries, where proposals are in accordance with the housing design and other policies of the Plan.
- 8.7 Policy RA1 of the emerging Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Hereford HMA approximately 1870 dwellings will be required over the plan period and villages should have a target of 18% growth.
- 8.8 The Rural Settlement Hierarchy Background Paper produced by Herefordshire Council in 2010 identified Marden as having 484 dwellings within the village. However this figure has been revised and agreed as around 360 dwellings. If the housing growth target of 18% for the plan period were applied, Marden would now have to find 65 dwellings.

- 8.9 Policy RA2 of the emerging Herefordshire Core Strategy (2011-2031) states that the growth target will assist to inform the level of housing development in the villages. All Neighbourhood Development Plans shall aim to provide levels of housing to proportionally meet these targets in a locally focused way.
- 8.10 Other relevant Policies are as follows:
 Herefordshire Unitary Development Plan – H7, H8, H10
 Herefordshire Core Strategy – SS1, RA3, RA4, RA5, H2.

Policy M1 (Marden 1) – Scale and Type of New Housing Development

In order to retain the rural character of Marden village over the plan period, proposals for new housing development will only be permitted within the Settlement Boundary or on allocated sites, as shown in Appendix 7, in accordance with the Herefordshire Core Strategy and where it meets all the following criteria:

- I. It should be designed so as to deliver an integrated addition, well connected to the existing village settlement and community facilities
- II. It would not lead to the loss of protected open space, shops or other local facilities
- III. It has an appropriate density in context with the immediate surrounding area
- IV. Appropriate and safe access can be achieved
- V. Provides appropriate residential amenity for future occupiers (not located adjacent to noise generating agricultural, industrial or commercial activities)
- VI. Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape
- VII. Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community
- VIII. Reflects the scale and function of the village of Marden.

In addition, the use of a brownfield site within the Settlement Boundary or conversion/replacement of an existing building or the use of an infill site will be given priority.

Policy M2 – Scale and Type of New Housing Development in the countryside

Proposals for new housing in the countryside, will only be considered in the following circumstances:

- I. Meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work or
- II. Accompanies and is necessary to the establishment or growth of a rural enterprise or
- III. Involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling or
- IV. Would result in the sustainable re-use of a redundant or disused building(s) or
- V. Is rural exception housing in accordance with Policy H2 of the Herefordshire Core Strategy.

- 8.11 **OBJECTIVE 2 – To ensure that housing development in the surrounding hamlets of Litmarsh, Burmarsh, The Vault and other hamlets is managed appropriately.**

Technical Evidence

- 8.12 Policy H4 of the Herefordshire Unitary Development Plan identifies a list of settlements as main villages. The policy states that the provision of housing in the main villages will be restricted to sites within the identified settlement boundary, save for exception schemes (policy H10). Residential development will be permitted on both allocated and windfall sites within these boundaries, where proposals are in accordance with the housing design and other policies of the Plan.
- 8.13 Policy RA1 of the emerging Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Hereford HMA approximately 1870 dwellings will be required over the plan period and villages should have a target of 18% growth.
- 8.14 Policy RA2 of the emerging Herefordshire Core Strategy (2011-2031) states that the growth target will assist to inform the level of housing development in the villages. All Neighbourhood Development Plans shall aim to provide levels of housing to proportionally meet these target in a locally focused way. The villages of Burmarsh, Litmarsh and the Vault are identified as hamlets where new homes will be restricted to market homes or affordable housing which meet the needs of people with local connections.
- 8.15 Other relevant Policies are as follows:
Herefordshire Unitary Development Plan – H7, H8, H10
Herefordshire Core Strategy – SS1, RA3, RA4, RA5, H2.

Policy M3 – Scale and Type of New Housing Development in designated hamlets

Proposals for new housing outside the settlement boundary, but within the hamlets of Litmarsh, Burmarsh and The Vault, will be considered if all the following criteria are met:

- I. Is proportionate to the size and function of the hamlet
- II. Gives priority to the use of a brownfield site; or involves the conversion/ replacement of an existing building or is an infill site
- III. Is essential housing for agricultural, forestry or other rural workers to live permanently at or near their place of work
- IV. Existing residents or those with long-standing close family links as defined in Herefordshire Council's Core Strategy
- V. Accompanies and is necessary for the establishment or growth of a sustainable rural enterprise
- VI. Replaces existing development and is not significantly larger than the previous development
- VII. Reuses existing, redundant building so long as those buildings can be shown to have had a pre-existence in the community
- VIII. Is of high quality design and is in keeping with the immediate surroundings,

environment and rural landscape

IX. It has an appropriate density in context with the immediate surrounding area.

- 8.16 **OBJECTIVE 3 – To ensure all new development is informed by best practices current at the time of development and is designed to be in keeping with the surrounding character of the parish while promoting a heterogeneous appearance.**

Technical Evidence

- 8.17 Policy DR1 of the emerging Herefordshire Core Strategy (2011-2031) states that where relevant to the proposal, all development will be required to:
1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials;
 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species;
 3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;
 4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and
 5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.
- 8.18 Policy LD4 of the emerging Core Strategy states that development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:
- the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
 - the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
 - the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes; and
 - the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

- 8.19 Relevant Policies are as follows:

Herefordshire Unitary Development Plan – S7, DR1, H18, HBA1, HBA2, HBA3, HBA4, HBA6, HBA7, HBA8
 Herefordshire Core Strategy – SS1, SS6, LD1, LD4.

Policy M4 – General Design Principles

All new housing development within the parish will be considered when it meets all the following criteria:

- I. Gives priority to the use of brownfield sites or involves conversion of an existing building
- II. Utilises existing services and facilities (where appropriate and practicable)
- III. Does not have a detrimental effect on residential amenity by reason of noise or other nuisance
- IV. Does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure
- V. Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function
- VI. Includes the use of sustainable and high energy efficient development using environmental technology for electricity generation, heating and cooling, where appropriate.

As described in the Vision, Marden Parish is a rural area with a special character. Development will be considered which would make a positive contribution to that character and be of good design and quality. In seeking to protect and enhance the identity of the Parish, all development will take account of the following:

- VII. Maintain the historic pattern of development by respecting the layout associated with historic plots in the immediate area
- VIII. Suitability of the overall design and appearance of the proposed development (including size, scale, density, layout, access) when assessed in relationship with surrounding buildings, spaces, and other features of the street scene
- IX. Use, and where appropriate re-use, of local and traditional materials
- X. Use of space and landscape design
- XI. Movement to, within, around, and through the development
- XII. Include adequate parking, garaging, private and public amenity space for future residents
- XIII. Originality and innovation
- XIV. Use of Sustainable Drainage Systems.

- 8.20 **OBJECTIVE 4 – To ensure that new housing is provided in a suitable range of tenures, types, sizes, affordability ranges and is flexible in usage so that local people of all ages can continue to live in the parish in a suitable home, whilst families are attracted to the area and local housing needs are met.**

Technical Evidence

- 8.21 Policy H9 of the Herefordshire Unitary Development Plan relates to Affordable Housing states that on sites of 6 or more dwellings 35% Affordable Housing will be required.
- 8.22 Policy H1 of the emerging Herefordshire Core Strategy (2011-2031) states

that a target of 35% affordable housing provision is required in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value area.

- 8.23 Policy H3 of the emerging Herefordshire Core Strategy (2011-2031) states that residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites not entirely intended to meet a specialist need, developers will be expected to:
1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
 2. provide housing capable of being adapted for people in the community with additional needs; and
 3. provide housing capable of meeting the specific needs of the elderly population by:
 - providing specialist accommodation for older people in suitable locations;
 - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;
 - ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.
- 8.24 Relevant Policies are as follows:
 Herefordshire Unitary Development Plan – H9
 Herefordshire Core Strategy – SS1, RA2, H1, H3.

Policy M5 – Ensuring an appropriate range of tenures, types and sizes of houses

All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the parish in accordance with the housing needs of the Parish.

Sites including affordable housing should integrate both affordable housing and market housing across a site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be permitted.

- 8.25 **OBJECTIVE 5 – To ensure that Marden has the appropriate local and community facilities to support present demand, future projected growth and demographic change. Developments must make a positive and tangible impact on the range and availability of community facilities and infrastructure by creating a focal point for the village.**

Technical Evidence

- 8.26 Policy S11 of the Herefordshire Unitary Development Plan states that the needs of the community for services and facilities will be addressed by:
1. ensuring that the provision of necessary infrastructure minimises environmental consequences;
 2. supporting the use of renewable energy resources where they are

economically and environmentally sustainable; and

3. making provision for the retention of existing community facilities, particularly where there is under provision, and for the further development of social, health, education and community care facilities which are located close to the community they serve.

- 8.27 Policy SC1 of the emerging Herefordshire Core Strategy states that development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.
- 8.28 In addition, of the emerging Herefordshire Core Strategy states that the provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:
1. all new residential dwellings; or
 2. retail and employment proposals of greater than 1000 square metres of floor space or the equivalent of 15 or more full-time employees; or
 3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.
- 8.29 Relevant Policies are as follows:
 Herefordshire Unitary Development Plan – S11, DR2, DR4, H13, H19, S7, LA2, HBA9, S8, RST4, CF6
 Herefordshire Core Strategy – SS1, SS6, SS7, SC1, OS1, OS3, SD1, SD3, SD4.

Policy M6 – Protection/extension of Local Community Facilities

Developments must make a proportionate, positive and tangible improvement to the level of community facilities. Such facilities should, wherever possible, be located in or adjacent to the settlement boundary, close by existing community facilities and provided that:

- I. The community facility is accessible by walking and cycling and has appropriate car parking
- II. There are opportunities to integrate services
- III. Detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development and
- IV. The proposal would not have an adverse effect on neighbouring residential amenity.

There will be a presumption in favour of the re-use of local community facilities for community and health type uses. The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

- V. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking or
- VI. Satisfactory evidence is produced that there is no longer a need for the facility.

- 8.30 **OBJECTIVE 6 – To welcome employment opportunities including working from home while ensuring current, new or expanded businesses within the parish are sympathetic to the environment or residential amenity.**

Technical Evidence

- 8.31 Policy E6 of the Herefordshire UDP states that the extension or expansion of existing businesses will be permitted providing that the proposal can be satisfactorily accommodated within the existing site; or that suitable land for the purpose is otherwise available and that the proposal is of a scale and character appropriate to the locality.
- 8.32 Policy E1 of the emerging Herefordshire Core Strategy states that development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:
- The proposal is appropriate in terms of its connectivity, scale, design and size;
 - The proposal makes better use of previously developed land or buildings;
 - the proposal is an appropriate extension to strengthen or diversify an existing business operation;
 - The proposal provides for opportunities for new office development in appropriate locations.

The provision of viable live/work units as part of mixed use developments will also be encouraged.

- 8.33 Other Relevant Policies are as follows:
 Herefordshire Unitary Development Plan – S1, S2, E5, E6, E8, E10, E11, E12, E13, E15, E16
 Herefordshire Core Strategy – SSS1, SSS4, E1, E2, E3, E4.

Policy M7 – New local employment opportunities

The development of new local employment opportunities will be considered within the Settlement Boundary and allocated sites providing that they:

- I. Do not have a detrimental impact on surrounding residential amenity
- II. Do not lead to the loss of open space or green infrastructure
- III. Are located close to existing highways and do not have an unacceptable impact on traffic.

Marden Parish Council will support the integration of live-work units within new developments.

Policy M8 – Supporting enhancing and protecting existing local employment

Existing sources of local employment will be protected from change from business to residential use. Development that would lead to the expansion or improvement of existing business premises will be considered when it:

- I. Is suitable in terms of size, layout, access, parking, design and landscaping

- II. Does not harm the amenity of nearby occupiers
- III. Does not harm the character, appearance or environment of the site and its surroundings
- IV. Has adequate access, or potential access, by a choice of transport modes
- V. Retains and enhances any built and natural features/areas that contribute to the amenity or biodiversity of the area and
- VI. Includes mechanisms to improve environmental performance to that of current best practice standards.

Redevelopment or change of use of existing employment premises will only be permitted when:

- VII. The employment premises have been empty for a significant period of time and during that time actively marketed without securing a viable alternative employment use
- VIII. Equivalent, or better, provision is made, elsewhere within the settlement boundary, to replace the proposed loss of local employment space.

Policy M9 – Supporting Development of Communications Infrastructure

The development of new high speed broadband infrastructure to serve the Parish will be supported:

- I. Where it is sympathetically designed and when appropriate suitably camouflaged
- II. All new development will be required to make provision for high speed broadband.

- 8.34 **OBJECTIVE 7 – To ensure that the natural and built environment of the parish is protected and enhanced for future generations through sustainable development by protecting key environmental and heritage assets (e.g. green spaces and landscapes, natural environment designations) and taking account of constraints.**

Technical Evidence

- 8.35 Policy DR1 of the emerging Core Strategy states that where relevant to the proposal, all development will be required to:
1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials;
 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species;
 3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;
 4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and
 5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.

- 8.36 Policy LD4 of the emerging Core Strategy states that development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:
- the conservation, and where appropriate enhancement of, heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas;
 - the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
 - the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes; and
 - the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

- 8.37 Paragraph 76 of the National Planning Policy Framework (NPPF) advises that “local communities through local and Neighbourhood Development Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”.

Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

- 8.38 Relevant Policies are as follows:
 Herefordshire Unitary Development Plan – S7, S11, DR1, DR2, DR4, H13, H18, H19, S7, LA2, HBA9, S8, RST4, CF6
 Herefordshire Core Strategy – SS1, SS6, LD1, LD4.

Policy M10 – Protection of Local Green Spaces

The local green spaces listed below and shown in Appendix 8 are protected from development in accordance with Paragraphs 76 and 77 of the National Planning Policy Framework (NPPF):

Land round war memorial; pond; recreation ground and playing fields; area at top of Rudge Grove; area at Small Ashes, C1124/C1125 junction; area opposite Paradise Meadow; areas where flagpoles and notice boards are sited.

Name of Site	Distance from Community Centre	Special Qualities/Local Significance
Land round the war memorial	900-1000 m	Commemorating local residents
Pond	500 m	In Domesday Book, wetland habitat of local significance
Recreation ground & playing fields	Adjacent	Vital local leisure provision
Area at top of Rudge Grove	150-200 m	Open green space in heart of village
Area at Small Ashes, C1124/C1125 junction	1700 m	Visibility and safety area on edge of village
Area opposite Paradise Meadow	600-700 m	Visually attractive green area
Areas where flagpoles & notice boards are sited	Adjacent	Site for information and flag flying for notable events

Policy M11 – Landscape Character

All development proposals will have to show regard to the distinctive landscape character of the Herefordshire Lowlands Character Area by:

- I. Outside the Marden settlement boundary, retaining the development form of scattered hamlets and farmsteads within the wide setting of the area
- II. Using appropriate local building materials
- III. Retaining existing field patterns and boundaries, including low hedgerows and tree cover
- IV. Protecting and enhancing areas of woodland
- V. Encouraging country stewardship and similar schemes to enhance the biodiversity and natural environment.

Policy M12 – Surface Water Run-off

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented wherever possible.

The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.

Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.

Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.

Driveways and parking areas should use porous materials where possible, in line with current planning requirements.

Policy M13 – Public Rights of Way/Connectivity

Proposals for the enhancement and improvement of the Public Rights of Way within the Parish will be supported.

Proposals for improved linkages and accessibility within Marden and to the areas beyond will be supported.

All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:

- I. Enhanced public access and appropriate signage from residential areas
- II. New footpaths, cycle routes and bridleways linking to existing and new networks
- III. Linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

9 How to comment on this document

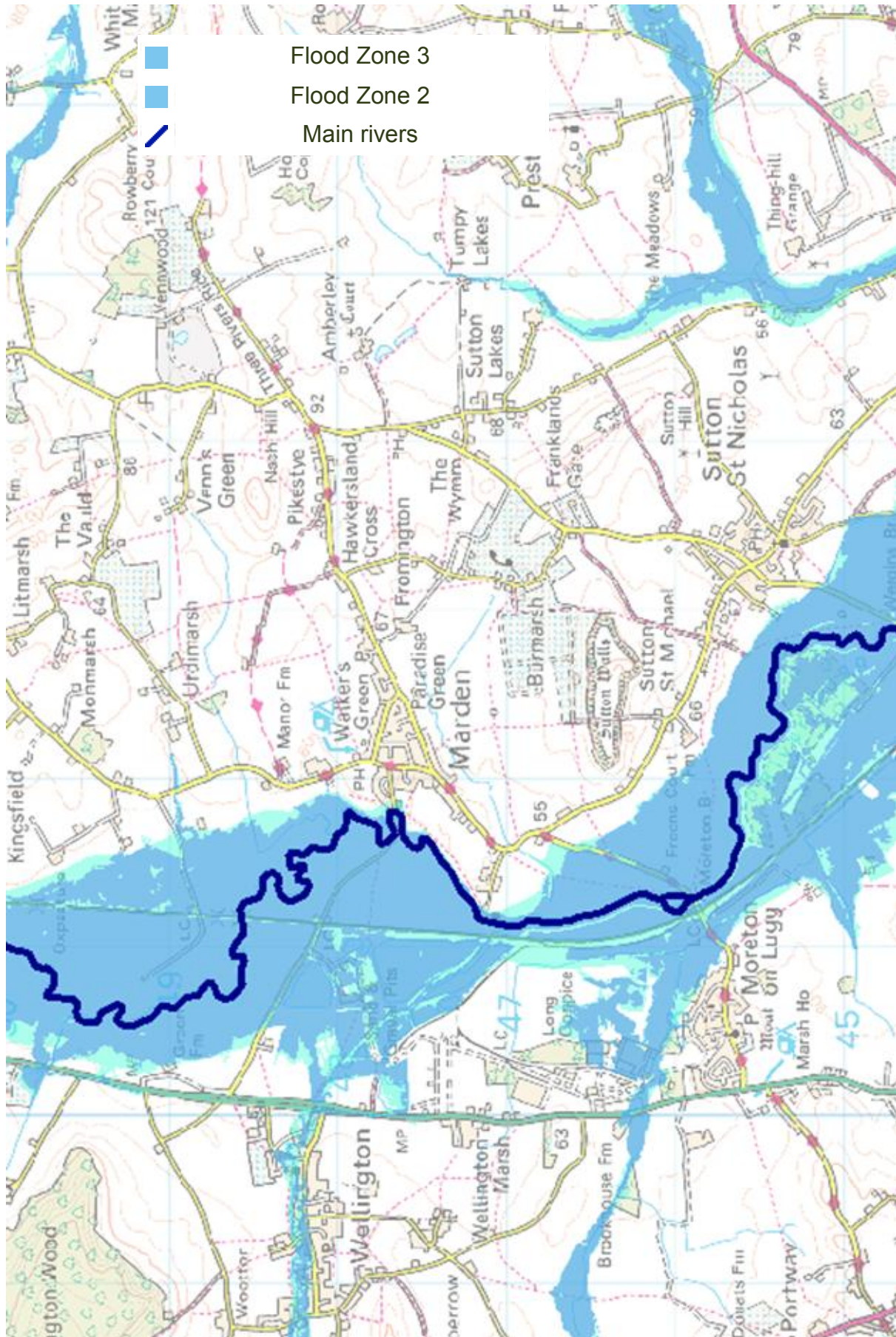
- 9.1 This is the first Draft of the Marden Neighbourhood Development Plan. To comment on this Draft you can download a Representation Form on the Neighbourhood Development Plan page at www.mardenvillage.co.uk, or email mardenclerk@gmail.com and request a Form, or ring the Parish Clerk on 07789 322771 and request a form, or write to Marden Parish Clerk, 7 John Davies Place, Westcroft, Leominster, HR6 8JD. Printed copies of the Draft and the representation form will be available at the following locations: the Post Office, the Minimarket, St Mary's Church, the Community Centre, the Amberley Arms and from members of the Steering Group.

All comments must be received by 23.59 hrs on 19 March 2015.

10 Next Steps

- 10.1 Following this six week consultation with Marden Parish residents and businesses, the Plan may be revised to take account of feedback from parishioners during the consultation.
- 10.2 The final version will be submitted to Herefordshire Council. A further six-week consultation by Herefordshire Council will take place. The Plan will then be submitted for Independent Examination and the process will culminate in a local referendum on whether the Plan should be made part of the statutory development plan for Herefordshire.

Appendix 1



Appendix 2

Listed Buildings, English Heritage¹ <http://list.english-heritage.org.uk/mapsearch.aspx>

There are 54 Listed Buildings in the Parish of Marden, 1 Scheduled Monument as follows:

BENNETT MONUMENT ABOUT 50 YARDS SOUTH-EAST OF CHURCH OF ST MARY	Listing	BENNETT MONUMENT ABOUT 50 YARDS SOUTH-EAST OF CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	II
HARRIS MONUMENT ABOUT 20 YARDS EAST-NORTH-EAST OF CHURCH OF ST MARY	Listing	HARRIS MONUMENT ABOUT 20 YARDS EAST-NORTH-EAST OF CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	II
HEADSTONE ABOUT 15 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY	Listing	HEADSTONE ABOUT 15 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	II
BARN AND CIDERHOUSE ATTACHED TO NORTH-EAST OF CHURCH HOUSE	Listing	BARN AND CIDERHOUSE ATTACHED TO NORTH-EAST OF CHURCH HOUSE, MARDEN, Marden, County of Herefordshire	II
UPPER PARADISE FARMHOUSE	Listing	UPPER PARADISE FARMHOUSE, PARADISE GREEN, Marden, County of Herefordshire	II
LONGLANDS COTTAGE	Listing	LONGLANDS COTTAGE, PIKESTYE, Marden, County of Herefordshire	II
THE NOOK	Listing	THE NOOK, PIKESTYE, Marden, County of Herefordshire	II
BARN ABOUT 25 YARDS SOUTH OF THE WHITE HOUSE	Listing	BARN ABOUT 25 YARDS SOUTH OF THE WHITE HOUSE, PIKESTYE, Marden, County of Herefordshire	II
THE MOORS	Listing	THE MOORS, SUTTON LAKES, Marden, County of Herefordshire	II
STADDLESTONES	Listing	STADDLESTONES, SUTTON LAKES, Marden, County of Herefordshire	II
IVY COTTAGE	Listing	IVY COTTAGE, TUMPY LAKES, Marden, County of Herefordshire	II
BARN ABOUT 30 YARDS NORTH OF THE VAULD	Listing	BARN ABOUT 30 YARDS NORTH OF THE VAULD FARMHOUSE, THE	II

FARMHOUSE		VAULD, Marden, County of Herefordshire	
BARN ATTACHED TO WEST END OF ESTON HOUSE	Listing	BARN ATTACHED TO WEST END OF ESTON HOUSE, VENNS GREEN, Marden, County of Herefordshire	II
VENN'S LANE FARMHOUSE	Listing	VENN'S LANE FARMHOUSE, VENNS GREEN, Marden, County of Herefordshire	II
BRADNOR	Listing	BRADNOR, WALKER'S GREEN, Marden, County of Herefordshire	II
IVY COTTAGE	Listing	IVY COTTAGE, WALKERS GREEN, Marden, County of Herefordshire	II
ASH GROVE	Listing	ASH GROVE, Marden, County of Herefordshire	II
BARN ABOUT 20 YARDS SOUTH-EAST OF ASH GROVE	Listing	BARN ABOUT 20 YARDS SOUTH-EAST OF ASH GROVE, Marden, County of Herefordshire	II
BRICKHOUSE	Listing	BRICKHOUSE, Marden, County of Herefordshire	II
HAWKERSLAND COTTAGE	Listing	HAWKERSLAND COTTAGE, Marden, County of Herefordshire	II
HAWKERSLAND FARMHOUSE	Listing	HAWKERSLAND FARMHOUSE, Marden, County of Herefordshire	II
MARDEN CHAPEL AND HOUSE ADJOINING TO EAST	Listing	MARDEN CHAPEL AND HOUSE ADJOINING TO EAST, Marden, County of Herefordshire	II
NEW HOUSE FARMHOUSE AND FRONT GARDEN WALLS	Listing	NEW HOUSE FARMHOUSE AND FRONT GARDEN WALLS, Marden, County of Herefordshire	II
OLD SCHOOL HOUSE	Listing	OLD SCHOOL HOUSE, Marden, County of Herefordshire	II
AMBERLEY CHAPEL	Listing	AMBERLEY CHAPEL, AMBERLEY, Marden, County of Herefordshire	II*
LITMARSH FARM	Listing	LITMARSH FARM, LITMARSH, Marden, County of Herefordshire	II
MORETON BRIDGE (THAT PART IN MARDEN CP)	Listing	MORETON BRIDGE (THAT PART IN MARDEN CP), Marden, County of Herefordshire	II*
STABLES ATTACHED TO THE NORTH END OF NEW HOUSE FARMHOUSE	Listing	STABLES ATTACHED TO THE NORTH END OF NEW HOUSE FARMHOUSE, Marden, County of Herefordshire	II
PIKESTYE COTTAGE	Listing	PIKESTYE COTTAGE, PIKESTYE, Marden, County of Herefordshire	II

CIDER HOUSE ABOUT 15 YARDS NORTH OF THE WHITE HOUSE	Listing	CIDER HOUSE ABOUT 15 YARDS NORTH OF THE WHITE HOUSE, PIKESTYE, Marden, County of Herefordshire	II
LITTLE DURANCE	Listing	LITTLE DURANCE, SUTTON LAKES, Marden, County of Herefordshire	II
RUSSELL COTTAGE AND CIDER HOUSE ATTACHED TO EAST	Listing	RUSSELL COTTAGE AND CIDER HOUSE ATTACHED TO EAST, SUTTON LAKES, Marden, County of Herefordshire	II
THE VAULD FARMHOUSE	Listing	THE VAULD FARMHOUSE, THE VAULD, Marden, County of Herefordshire	II*
HOP KILNS, HOP ROOM AND ATTACHED SERVICE BLOCK ABOUT 15 YARDS NORTH OF VAULD HOUSE	Listing	HOP KILNS, HOP ROOM AND ATTACHED SERVICE BLOCK ABOUT 15 YARDS NORTH OF VAULD HOUSE, THE VAULD, Marden, County of Herefordshire	II
BROOK FARMHOUSE	Listing	BROOK FARMHOUSE, WALKERS GREEN, Marden, County of Herefordshire	II
LITTLE VENN'S GREEN	Listing	LITTLE VENN'S GREEN, VENNS GREEN, Marden, County of Herefordshire	II
ETSON HOUSE	Listing	ETSON HOUSE, VENNS GREEN, Marden, County of Herefordshire	II
BROOKSIDE	Listing	BROOKSIDE, TUMPY LAKES, Marden, County of Herefordshire	II
WATERWAY AND ATTACHED CIDER HOUSE TO NORTH	Listing	WATERWAY AND ATTACHED CIDER HOUSE TO NORTH, SUTTON LAKES, Marden, County of Herefordshire	II
AMBERLEY COURT	Listing	AMBERLEY COURT, AMBERLEY, Marden, County of Herefordshire	I
CHURCH OF ST MARY	Listing	CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	I
OUTBUILDING ABOUT 50 YARDS EAST OF THE RUINS OF WISTESTON COURT	Listing	OUTBUILDING ABOUT 50 YARDS EAST OF THE RUINS OF WISTESTON COURT, Marden, County of Herefordshire	II
BURMARSH HOUSE	Listing	BURMARSH HOUSE, BURMARSH, Marden, County of Herefordshire	II
BASE OF CHURCHYARD CROSS ABOUT 35 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY	Listing	BASE OF CHURCHYARD CROSS ABOUT 35 YARDS EAST-SOUTH-EAST OF CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	II
DANIEL MONUMENT ABOUT	Listing	DANIEL MONUMENT ABOUT 25	II

25 YARDS EAST OF CHURCH OF ST MARY		YARDS EAST OF CHURCH OF ST MARY, MARDEN, Marden, County of Herefordshire	
CHURCH HOUSE	Listing	CHURCH HOUSE, MARDEN, Marden, County of Herefordshire	II
LEYSTONE BRIDGE	Listing	LEYSTONE BRIDGE, LEYSTONE GREEN, Marden, County of Herefordshire	II*
HOP KILN AND ADJOINING BUILDING ABOUT 20 YARDS WEST-NORTH-WEST OF UPPER PARADISE FARMHOUSE	Listing	HOP KILN AND ADJOINING BUILDING ABOUT 20 YARDS WEST-NORTH-WEST OF UPPER PARADISE FARMHOUSE, PARADISE GREEN, Marden, County of Herefordshire	II
THE WHITE HOUSE	Listing	THE WHITE HOUSE, PIKESTYE, Marden, County of Herefordshire	II
IVY COTTAGE	Listing	IVY COTTAGE, SUTTON LAKES, Marden, County of Herefordshire	II
YEW TREE COTTAGE	Listing	YEW TREE COTTAGE, SUTTON LAKES, Marden, County of Herefordshire	II
LITTLE VAULD	Listing	LITTLE VAULD, THE VAULD, Marden, County of Herefordshire	II
BARN AND ATTACHED COW SHELTER ABOUT 30 YARDS NORTH-WEST OF THE VAULD FARMHOUSE	Listing	BARN AND ATTACHED COW SHELTER ABOUT 30 YARDS NORTH-WEST OF THE VAULD FARMHOUSE, THE VAULD, Marden, County of Herefordshire	II
Sutton Walls (camp)	Scheduling	Sutton, County of Herefordshire	

Appendix 3

Relevant National and Local Policy

National Planning Policy

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraph 76 of the National Planning Policy Framework (NPPF) advises that “local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”.

Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. Building a strong, competitive economy.
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring Good Design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment

12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Plan-making: Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood

plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure

that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them.

Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

Herefordshire Unitary Development Plan 2007

The Unitary Development Plan was adopted in March 2007 and is the principal element of Development Plan for Herefordshire for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004.

This means that, where regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Marden Neighbourhood Plan should be in “general conformity” with the Policies of the adopted plan.

- S1 – Sustainable development
- S2 – Development requirements
- S3 – Housing
- S6 – Transport
- S7 – Natural and historic heritage
- S8 – Recreation, sport and tourism
- S11 – Community facilities and services
- E5 – Safeguarding employment land and buildings
- E6 – Expansion of existing businesses
- E8 – Design standards for employment sites
- E10 – Employment proposals within or adjacent to main villages

E11 – Employment in the smaller settlements and open countryside
 E12 – Farm diversification
 E13 – Agricultural and forestry development
 E15 – Protection of greenfield land
 E16 – Intensive livestock units
 DR1 – Design
 DR2 – Land use and activity
 DR3 – Movement
 DR4 – Environment
 DR6 – Water resources
 DR7 – Flood risk
 H7 – Housing in the countryside outside settlements
 H8 – Agricultural and forestry dwellings and dwellings associated with rural businesses
 H9 – Affordable housing
 H10 – Rural exception housing
 H13 – Sustainable residential design
 H14 – Re-using previously developed land and buildings
 H18 – Alterations and extensions
 H19 – Open space requirements
 E11 – Employment in the smaller settlements and open countryside
 E12 – Farm diversification
 TCR14 – Village commercial facilities
 S6 – Transport
 T6 – Walking
 T7 – Cycling
 S7 – Natural and historic heritage
 LA2 – Landscape character and areas least resilient to change
 LA3 – Setting of settlements
 NC1 – Biodiversity and development
 HBA1 – Alterations and extensions to listed buildings
 HBA2 – Demolition of listed buildings
 HBA3 – Change of use of listed buildings
 HBA4 – Setting of listed buildings
 HBA6 – New development within conservation areas
 HBA7 – Demolition of unlisted buildings within conservation areas
 HBA8 – Locally important buildings
 HBA9 – Protection of open areas and green spaces
 HBA12 – Re-use of rural buildings
 HBA13 – Re-use of rural buildings for residential purposes
 ARCH3 – Scheduled Ancient Monuments
 S8 – Recreation, sport and tourism
 S11 – Community facilities and services
 CF5 – New community facilities
 CF6 – Retention of existing facilities

Herefordshire Core Strategy Submission Publication, 2014

However the document provides part of the strategic planning policy context for neighbourhood planning and the Marden Neighbourhood Plan will need to have regard to the following Core Strategy Policies:

SS1 – Presumption in favour of sustainable development
 SS2 – Delivering new homes
 SS3 – Releasing land for residential development
 SS4 – Movement and transportation
 SS6 – Environmental quality and local distinctiveness
 SS7 – Addressing climate change

Place Shaping: Rural Areas

Housing Strategy

RA1 – Rural housing strategy

RA2 – Herefordshire's villages

RA3 – Herefordshire's countryside

RA4 – Agricultural Forestry and rural enterprise dwellings

RA5 – Re-use of rural buildings

General Policies

H1 – Affordable housing – threshold and targets

H2 – Rural exception sites

H3 – Ensuring an appropriate range and mix of housing

H4 – Traveller sites

E1 – Employment provision

E2 – Redevelopment of existing employment sites

E3 – Homeworking

E4 – Tourism

SC1 – Social and Community Facilities

OS1 – Requirement for open space, sports and recreation facilities

OS2 – Meeting open space, sports and recreation needs

OS3 – Loss of open space, sports or recreation facilities

MT1 – Traffic management, highway safety and promoting active travel

E1 – Employment provision

E2 – Redevelopment of existing employment land and buildings

E3 – Homeworking

E4 – Tourism

LD1 – Landscape and townscape

LD2 – Biodiversity and geodiversity

LD3 – Green infrastructure

LD4 – Historic environment and heritage assets

SD1 – Sustainable design and energy efficiency

SD3 – Sustainable water management and water resources

SD4 – Wastewater treatment and river water quality

Appendix 4

Analysis of scoping questionnaire undertaken in March 2014

Questionnaire on Topics for Marden Neighbourhood Plan

Whilst some detail is included under some headings, this is only for illustration and to guide your thinking. The actual detail will be developed once the community has agreed the Topics.

1. Housing Growth– what, where, how much, how quickly? Issues and concerns may include:

- Large scale development
- Small scale and in-fill development
- “Affordable” or Social housing
- Housing densities
- Housing for Older/Younger/Disabled People
- Housing on Farms
- Energy efficiency

Should we include Housing Growth as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

2. Jobs and the Local Economy – what, where, how much, how quickly? Issues and concerns may include:

- Agricultural uses
- Business, manufacturing, engineering
- Retail
- Leisure & catering
- Working from home
- Local workplaces
- Tourism
- Preventing adverse impacts

Should we include Jobs & Economy as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

3. Protecting our Environment. Issues and concerns may include:

- Green spaces & wildlife
- Opportunities for active leisure
- Flood risk
- Landscape & Views
- Historic features, listed building and sites

Should we include Environment as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

4. Improving Community Facilities & Services – what, where, how much, how quickly? Issues and concerns may include:

- Open spaces, including sports/leisure
- Medical and related services, e.g. doctors, dentists, pharmacy, clinic
- Herefordshire Council services

Should we include Community Facilities as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

5. Improving Infrastructure. Issues and concerns may include:

- Roads, footpaths
- Public transport
- High Speed Broadband

Should we include Infrastructure as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

6. Sustaining our Community & Well-being. Issues and concerns may include:

- Shaping development to secure the long-term future for our Parish and to support community wellbeing
- Retail & businesses, pubs, sports hall etc

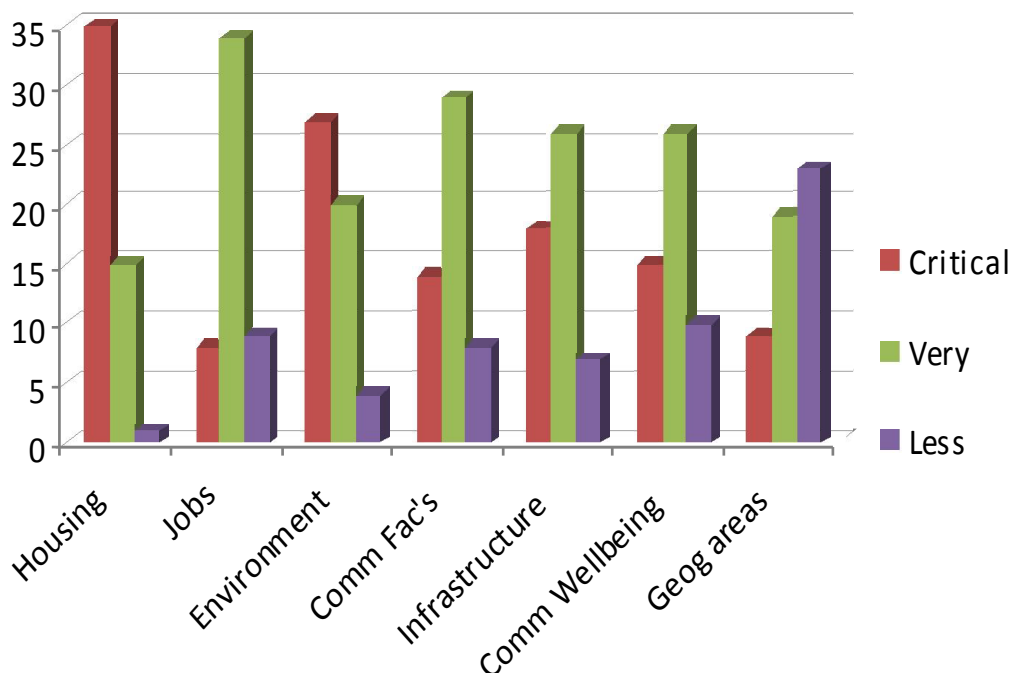
Should we include Sustainability & Wellbeing as a topic in the Marden Plan?

Circle how important you think this topic is? Critical / Very important / Less important

7. Different guidance for different Geographical Areas? Marden Parish has a mix of geography and existing development and use. Do you think that the Marden Plan should attempt to give different guidance for different areas of the Parish?

Circle how important you think this topic is? Critical / Very important / Less important

Please add comments on the above topics and list any other issues you would wish to see included below. If you need to, please feel free to attach additional pages to this questionnaire.



Community facilities – comm fac's

Appendix 5

Neighbourhood Development Plan **Questionnaire Analysis**

Questionnaires were sent to all properties within the Parish, as an article within News & Views. 47 individual forms were received. It is not possible to identify if more than 1 completed questionnaire applied to a specific property, as forms were returned to a box in the village shop or emailed to the Clerk.

There were 57 responses, as some questionnaires gave details of more than 1 adult on a form. No respondent identified as 'Aged 18-25' or 'Not currently employed'. Not all questionnaires had complete demographic data and some individuals did not answer every question. Therefore the analysis uses the responses given for each question.

1. The preferred option of the Steering Group is to extend the Settlement Boundary to include the land for Paradise Meadows phase 2 and the proposed development between the school and New House Farm, to achieve the 18% target of about 90 houses.

Do you agree with this option?

31.5% of respondents (18) strongly agreed – of these 66.6% (12) live 'Within the current Settlement Boundary', 11.1% (2) live 'Close to the Settlement Boundary', 22.3% (4) live 'Within the rural parish'

50.8% of respondents (29) agreed – of these 58.6% (17) live 'Within the current Settlement Boundary', 6.8% (2) live 'Close to the Settlement Boundary', 34.4% (10) live 'Within the rural parish'

1.7% of respondents (1) disagreed – who lives 'Within the current Settlement Boundary'

15.7% of respondents (9) strongly disagreed – of these 88.8% (8) live 'Within the current Settlement Boundary', 11.2% (1) lives 'Close to the Settlement Boundary'

Overall 82.4% respondents strongly agreed/agreed

2. Do you think the Settlement Boundary could be altered in a different way to achieve the same amount of growth and new houses?

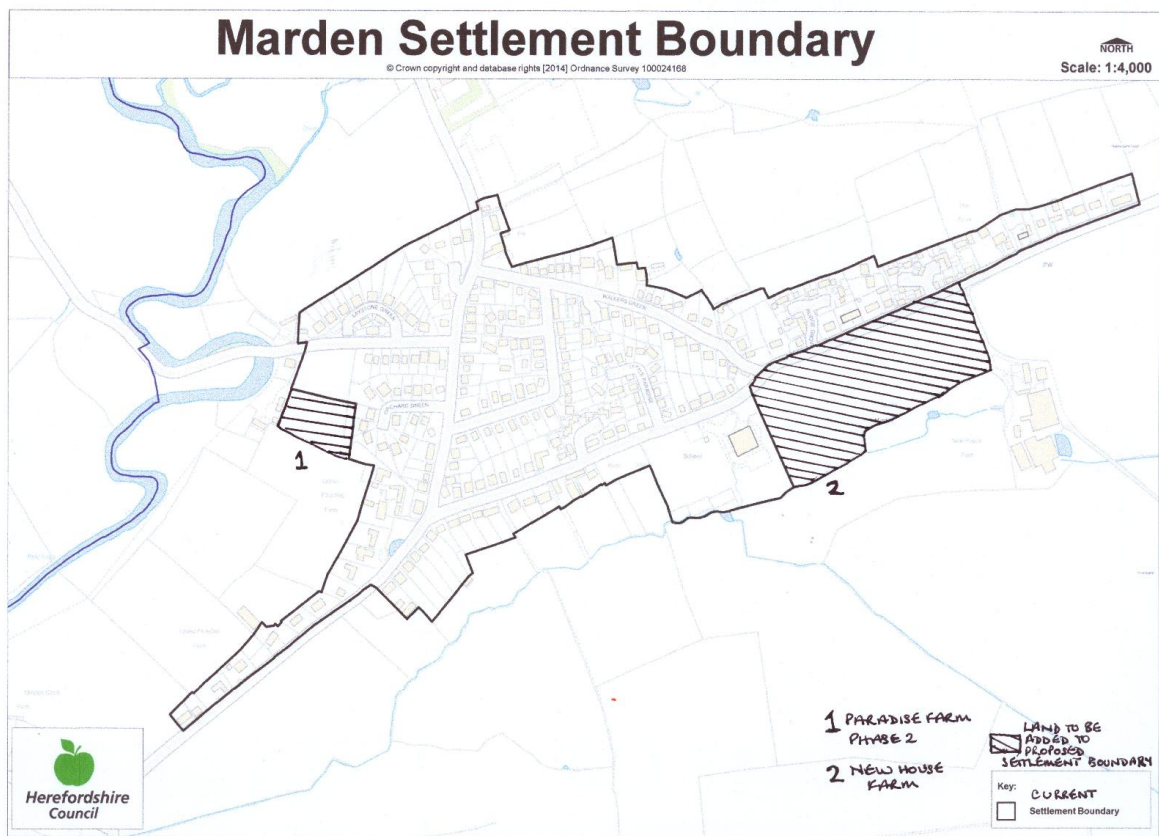
14% (8) of respondents stated 'Yes' – of these 62.5% (5) live 'Within the current Settlement Boundary', 12.5% (1) live 'Close to the Settlement Boundary', 25% (2) live 'Within the rural parish'

Comments:

- Find a field on the outskirts of Marden not in the middle of the village! We live opposite the field and moved from Hereford to be in the countryside. If these houses go up then we will be moving as we will not look at them
- Expand the phase 2 Paradise Farm, as the services are already installed in this area
- Not use green field sites
- This is proposed development in open countryside. See Hereford Core Strategy – 90 houses is disproportionate – 'for individual villages of each HMA this is translated as a % of the total number of dwellings in the village core' i.e. maybe half of 90. Allowing for brownfield development conversions (e.g. demolish house and replace with 4 flats) the proposed number gets smaller. The areas outlined for extension of the settlement boundary are far too big. New House Farm proposed extension to settlement boundary could absorb the 16 houses planned for Paradise Farm 2 and

allowing for say, another 20, the area could be much smaller, retaining more open countryside outside the limit of the present boundary

- 90 seems to be a very large number of properties. I only agree if the mix of properties favours the lower end of the housing market allowing young work people to purchase (not only affordable housing)
 - The Council has already decided to approve phase 2 at Paradise Meadows so the boundary is to all intents and purposes redundant. Additionally if the boundary is expanded then it will be 'acceptable' to add housing beyond the perimeter because it is only just outside but is adjacent
 - I wouldn't have a problem with the proposed development at Brook Farm but believe New House to be a better option
 - Small developments outside village
 - Paradise Meadows is already over developed. Target can be achieved by only developing area by school
 - Use the land behind Rudge Grove and Springfields. Space reserved for possible expansion of school
 - It would be a good idea for the provision of a new village community hall to be built on the New House Farm site, as the one at the school is too small
3. 45.6% (26) males; 54.4% (31) females
 52.6% (30) aged 26-65; 38.5% (22) aged 65+
 36.8% (21) employed/self employed; 59.6% (34) retired



Appendix 6

Marden Parish Council

Neighbourhood Development Plan

Options Consultation Analysis

Consultation forms were sent to all properties within the Parish, as an article within News & Views. 61 individual forms were received, returned to a box in the village shop or by email to the Clerk. However some properties returned more than one form. As there are 1090 adults on the 2014 electoral register, the response rate was low.

This consultation was concerned with the level of development within Marden village as follows:

In the last 15 years over 30 homes have been built in Marden parish. The Herefordshire Council Core Strategy sets a target for Marden village for a further 40 houses to be built by 2031, in addition to 25 that have been given permission or built since 2011. In addition, there may be limited building in the hamlets of Burmarsh, Litmarsh and The Vault, for specifically defined local need only. However, the Steering Group for the Marden Neighbourhood Development Plan believes that the target of 40 is likely to be exceeded.

The Steering Group considers that in the next 17 years up to 100 new houses could be built in Marden village while remaining true to the Vision for Marden in 2031. The Steering Group believes that this level of development will help sustain existing parish facilities and may support their improvement while retaining and enhancing our rural character.

To finalise the Draft Neighbourhood Development Plan, we need your views about levels of development in Marden village. Please tick ONE box from the options below:

1. *There should be only the 40 new houses required by the Herefordshire Council Core Strategy by 2031* ☐
2. *The preferred option of the Steering Group for 100 new houses by 2031* ☐
3. *Development of up to 150 new houses by 2031* ☐
4. *Development in excess of 150 new houses by 2031* ☐

Which area of the parish of Marden do you live in?

The results showed 30 responses identified 40 more new houses as the level of development, while 31 responses identified 100 new houses as the level of development. No response identified either up to or in excess of 150 houses to be developed.

43 respondents live within the settlement boundary, 16 respondents live outside the settlement boundary and 2 respondents did not identify an area.

Of those who live within the settlement boundary – 19 respondents identified 40 houses, 24 respondents identified 100 houses.

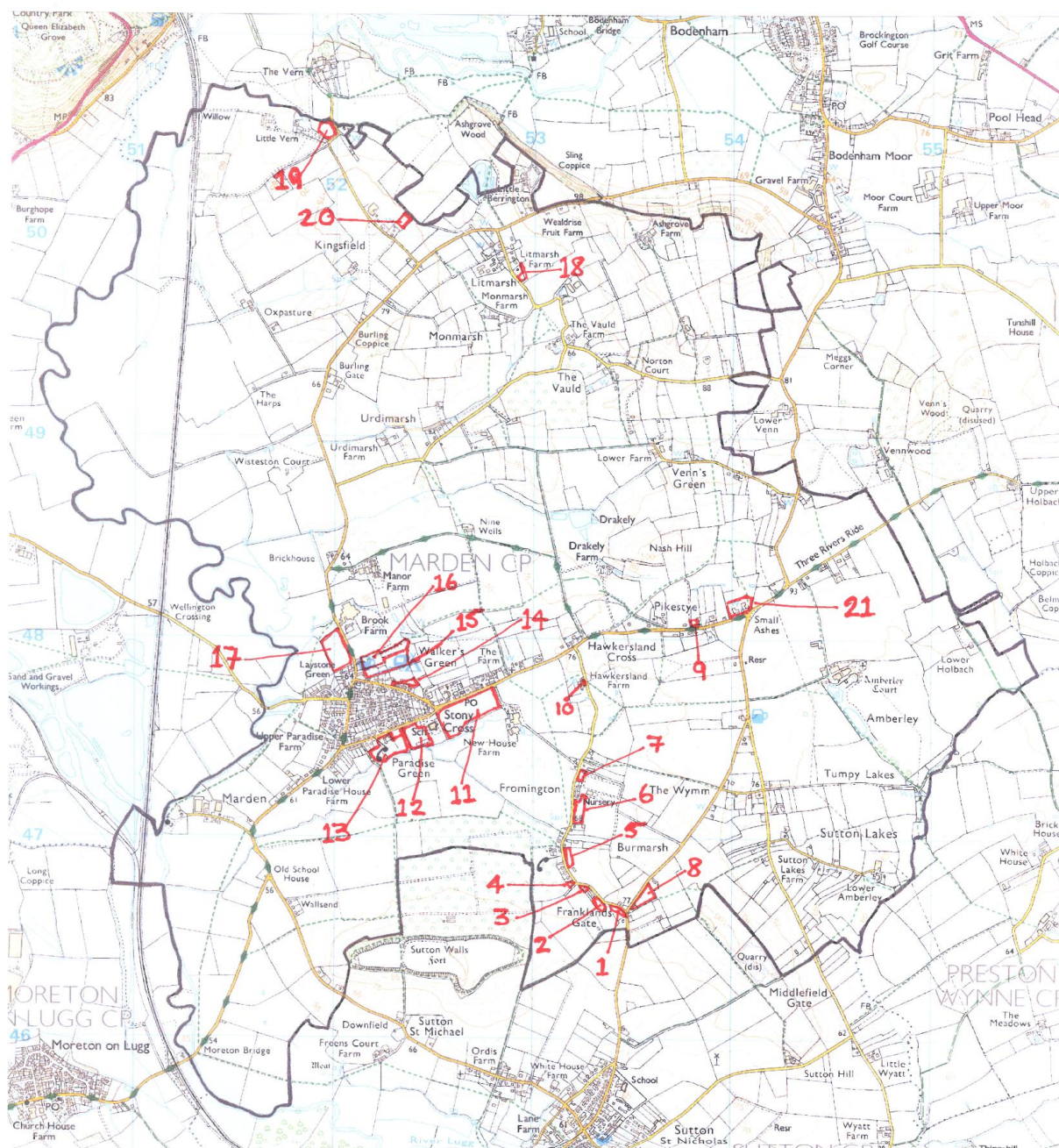
Of those who live outside the settlement boundary – 10 respondents identified 40 houses, 6 respondents identified 100 houses.

The following comments were made. Each bullet point gives comments from a separate form:

- Will help maintain local services
- At least 50% to be affordable for first time buyers
- Can I join the SG?
- Any more would swamp village, what about the school?
- Development by school is preferred
- Any development should be by the school
- I get a very strong impression that you have decided on the answer before asking strongly leaning question
- I feel 60 houses maximum would be ideal
- Too big and a village completely loses its character, support & identity. We are experiencing that now as it grows in housing
- Excess building traffic, any more than 40 would be a large estate - houses + garages + gardens + roads, what benefits would there be to the village? Danger to pedestrians/cyclists/dog walkers, where there are no pavements, of extra traffic
- More houses = more traffic - not wanted
- Bungalows should be included
- The roads are not suitable for too many houses
- There is already too much traffic in the village
- Dog barking incessant. New development will need dog warden to issue fines around the village
- 40 is enough thank you. You will spoil the peace and quiet we enjoy
- Local roads already poor without extra traffic
- Keen to preserve character of the parish
- This form is too easy to falsify by those who have interest in increasing support for greater development (response printed off website)
- I think development should be by the primary school where there is already a road. I am against Brook Farm (flooding/lack of services/too large development)
- We like the idea of building on the site opposite the Post Office
- Whilst retaining its character as a rural village community, if the village is to remain sustainable the village must grow. Such growth must be balanced and in keeping with the rural nature of the village
- Properties spread throughout the parish rather than a concentrated single development
- An appropriate development close to the hub (ie. School, shop, community centre) of the village is more likely to be absorbed into, and enrich, the village entity than 'satellite' schemes on the outskirts
- One development phased over 10 years inc community facilities in first phase
- My preferred option for housing by the school
- By the shop I'd prefer for new houses
- My preferred option is in the centre
- I prefer my option to be by the shops
- New houses to be built within the boundary
- Development around the Marden school and home farm would be more central to village services and better safer access than other roads in village
- Essential need for a central community area for village
- Protect our most valuable asset - rurality and nature
- Tastefully developed
- I would like the village to remain a village and not become a town. There is another development going on in addition to this
- More houses means more cars, pollution and congested lanes and building on greenfield sites
- Should be built in Marden village area. Opposed to social housing

Appendix 7

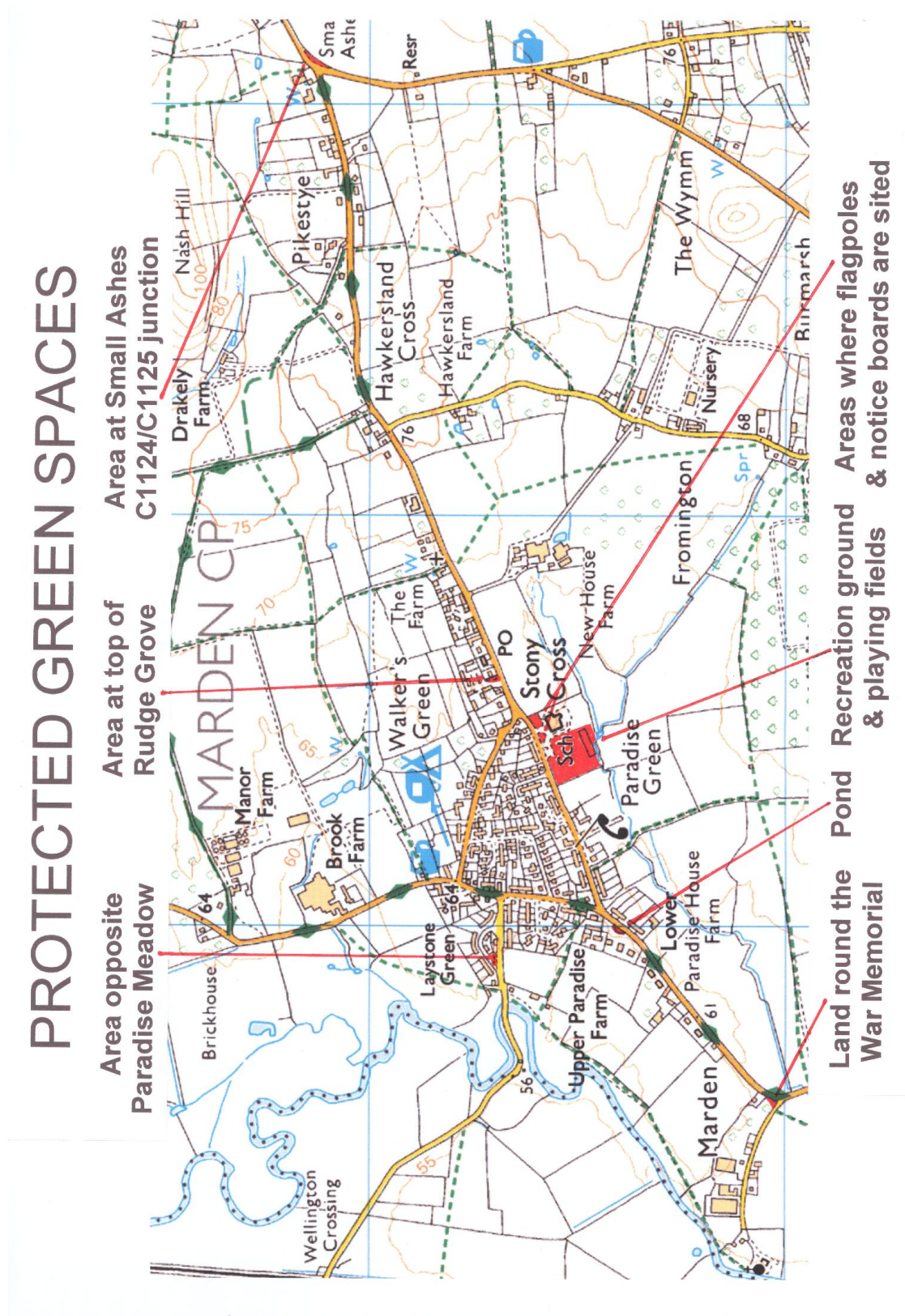
ALL SITES SUBMITTED IN MARDEN CALL FOR SITES
Undertaken 1-21 November 2014
(21 sites in total)



Appendix 8

Appendix 9

Protected green spaces



Marden

Neighbourhood

Development

Plan

